

The regular meeting of the Farr West City Council was held on November 1, 2018 at 7:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Ken Phippen, Tom Burkland and David Jay. Matt Gwynn was excused. Planning Commission Members present were Ted Black and Lou Best. Staff present was Andrea Zweifel. Visitors present were: see attached list.

#1 – Call to Order – Mayor Lee Dickemore

Mayor Lee Dickemore called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

b. Prayer

David Jay offered a prayer.

#3 – Comments/Reports

- a. **Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Bonnie Beal expressed her concerns about lights on the Butler building south of her. She stated they are very bright and shine on her house. David Jay stated he did not receive Bonnie's email and will check into it.

Mike Beal expressed his appreciation for all the people in attendance tonight.

b. Report from Planning Commission

Ted Black reported the Planning Commission held a public hearing on and then recommended approval of the request for a conditional use permit for a 2,400 square foot accessory building for Greg Price, recommended approval of the conditional use permit for a used car dealership/custom body shop located at 3394 North 2000 West for Antonio Beckstead, granted site plan approval of Apex Customs with the conditions that a fence be installed to block the view of cars in process of repairs, or that they be stored in the storage building on the property, and that the business owner apply for an receive permits from Farr West City and the Weber Fire District Fire Marshal. The Commission then approved their minutes, reported on assignments and adjourned.

c. Introduction of Senior Center Director, Chris Midget

Lee Dickemore introduced Chris Midget as the new Senior Center Director. Chris introduced herself and encouraged all Seniors to get involved in the program.

- d. Motion – Enter into a public hearing to discuss and/or act upon the intent of the legislative body to receive public input on a Fiber in Farr West City presentation by Steve Hurd

BOYD FERRIN MOTIONED TO ENTER INTO A PUBLIC HEARING TO DISCUSS AND/OR ACT UPON THE LEGISLATIVE BODY TO RECEIVE PUBLIC INPUT ON FIBER IN FARR WEST CITY. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Steve Hurd was present and stated that there are many areas of the city that are in need of better internet options. Mr. Hurd proposed 2 different resolutions and asked the Council to continue discussion on future agendas regarding fiber-internet, create a fiber internet section on the City's webpage so citizens can remain updated and take action when able to. Ken Phippen asked the audience to indicate by raise of hand if they were in support of this item. All audience members, except one indicated they are in support. Ken was assigned to research this subject matter and bring back the best options. Citizens were encouraged to leave their information with Ken if they wanted to be involved.

- e. Motion – Close the public hearing and proceed with the regular meeting

TOM BURKLAND MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Business Items

- a. Approval of Business Licenses

Bridgerland Heating & A/C LLC – Brooklyn Andersen

Brooklyn Anderson was present seeking a business license for Bridgerland Heating & A/C LLC. Mr. Anderson stated he needs a business license for the office in his home for the Rocky Mountain Power rebate program.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR BRIDGERLAND HEATING & A/C LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Best Satellite Systems Solicitor License – Lavell Chadburn

Lavell Chadburn was present seeking approval of a solicitor's license for Best Satellite Systems. Ken Phippen made sure Mr. Chadburn knew not to knock on doors with No Soliciting signs and to wear his ID badge.

KEN PHIPPEN MOTIONED TO APPROVE A SOLICITOR LICENSE FOR BEST SATELLITE SYSTEMS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Tanner Wayment, DBA – Brave The Mountain

Tanner Wayment was present seeking approval of a business license for Brave The Mountain. Mr. Wayment stated he will be running an online business. He stated he will not receive any shipments to his home.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR TANNER WAYMENT, DBA BRAVE THE MOUNTAIN. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Shaved Metal Fabrication – Jacob Nielsen

Jacob Nielsen was present seeking approval of a business license for Shaved Metal Fabrication. Mr. Nielsen stated this will be a mobile welding business. Boyd Ferrin asked how much of the business will be at his home. Mr. Nielsen stated 5-10%. Boyd asked about deliveries. Mr. Nielsen stated he will be picking up what he needs.

TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR SHAVED METAL FABRICATION. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- b. Modified Site Plan Approval for Farmers Insurance located at 2687 North 2000 West – L. Todd Whiteley

Todd Whiteley was present seeking approval of a modified site plan for Farmers Insurance. Chairman Ted Black explained there is no way for the Planning Commission has no way to approve a site plan on this and stated they are not asking for a variance on this, but an exception to the ordinance due to a hardship placed upon the property owner by another governmental agency. Ted explained that if UDOT shuts off the east access, Mr. Whiteley will be left with only one parking space. Lou Best stated the Planning Commission has to live by the code, so sending it back would be unproductive. Ted stated Mr. Whiteley will get an engineered plan and the Planning Commission could then look at it with whatever conditions the City Council imposes. Ken Phippen stated there are still zoning issues. Boyd Ferrin asked for the City Attorney's opinion. Attorney Ryan Shaw stated he hasn't heard of this situation

being a justifiable reason to stray from the code. He stated that doesn't mean it isn't, but he would need to look into it further. Ryan Shaw asked if purchasing the additional property would then put him in compliance. Boyd Ferrin stated no, it would just give him more parking space and better access. Ryan Shaw stated there is no procedure in place to grant an exception. Mr. Shaw recommended the City Council not proceed with approving this tonight. David Jay stated he won't be able to do anything with that building if the City won't grant him this variance or exception. Boyd Ferrin asked if the City Council has the right to vote to grant a variance. Mr. Shaw stated wants to make sure the process is followed correctly.

TOM BURKLAND MOTIONED THAT BASED ON THE HARDSHIP UDOT HAS PLACED ON THE PROPERTY AT 2687 NORTH 2000 WEST, TO APPROVE THE MODIFIED SITE PLAN AND GRANT THE VARIANCE NECESSARY FOR HIM TO PROCEED WITH THE PURCHASE OF THE WESTERGARD PROPERTY AND THE POTENTIAL RE-ZONE OF THE PROPERTY, WITH A SIGN FOR THE PATRONS INDICATING THE SIDEWALKS ARE RESTRICTED FROM PARKING AND ALSO A CAUTION WHILE BACKING SIGN. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

- c. Approval of a conditional use permit for a 2,400 square foot accessory building located at 3905 North 2800 West – Greg Price

Greg Price was present seeking a conditional use permit for a 2,400 square foot accessory building. Mr. Price stated they would like to move an existing building to the rear of the property and construct a new building. Tom Burkland asked about utilities to the building. Mr. Price stated there will be power.

KEN PHIPPEN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 3905 NORTH 2800 WEST. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

- d. Approval of a conditional use permit for a used car dealership/custom body shop located at 3394 North 2000 West – Antonio Beckstead

No one was present seeking a conditional use permit for a used car dealership/custom body shop.

TOM BURKLAND MOTIONED TO TABLE APPROVAL A CONDITIONAL USE PERMIT FOR A USED CAR DEALERSHIP/CUSTOM BODY SHOP LOCATED AT 3394 NORTH 2000 WEST. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated October 18, 2018

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 18, 2018. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- b. Approval of payment of bills dated October 31, 2018

See Warrant Register dated October 31, 2018.

TOM MOTIONED TO APPROVE AND PAY THE BILLS DATED OCTOBER 31, 2018. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- c. Approval of leasing of city property policy – David Jay

David Jay presented the policy for the leasing of city property.

BOYD FERRIN MOTIONED TO APPROVE THE LEASING OF CITY PROPERTY POLICY. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF KEN PHIPPEN WHO VOTED NAY, MOTION PASSES.

- d. Smith Family Park Update and Approval of Bids

Boyd stated they have been working on the pickleball courts and there are no items to be approved. Ken Phippen reported on some vandalism to the park and the new camera system helping catch those responsible. Mayor Dickemore reported on that as well.

- e. Discussion/Action on amendments to city park rules

City Attorney Ryan Shaw stated this will change the closing hours of the parks from 10:00 p.m. to when the sun goes down. Tom Burkland asked about using the lighted boweries after dark. Mr. Shaw stated they may want to tweak that a little and put it on the next agenda for approval.

KEN PHIPPEN MOTIONED TO TABLE APPROVAL OF ORDINANCE NO. 2018-08, AMENDING THE RULES AND REGULATIONS FOR CITY PARKS. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Ken Phippen reported he went to RAMP training and will be attending some Land Use training. Ken stated the bases are installed for the on demand crossing lights on 2700 North and Harrisville Road.

Boyd Ferrin thanked the Dickemore Family for everything they did for the fall bash. He also thanked the Planning Commission and all those who helped and attended and put it together. Boyd stated they have finished most of the road projects and stated the striping on Higley Road is washing off. He stated they will be fixing that.

Tom Burkland reminded the City Council that the Open Meeting training needs to be completed every year. He also suggested the new Planning Commission members attend the Land Use 101 training.

Mayor Dickemore reported that Bona Vista was audited and is in excellent financial shape. Mayor Dickemore thanked Whittney Black for her help with the fall bash and the thank you notes for the businesses.

#7 – Adjournment

AT 8:57 P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Lee Dickemore, Mayor

Date Approved: _____